TOWN OF WEST HARTFORD ZONING BOARD OF APPEALS WEDNESDAY, FEBRUARY 15, 2017 MINUTES

ROLL CALL: 7:00 PM

ATTENDANCE: Vice Chair: Joshua Smilowitz; Commissioners: Thomas Foley and Jared

Grise; Alternates: Todd Doyle and Angelo DiMatteo; Brian Pudlik, ZEO and Secretary to ZBA. **ABSENT:** Chair: Lisa Sadinsky; Commissioner: Don

Neville, Alternate: Michael Johnson.

#01-17 <u>12 Shepard Road</u> – Petition of M. Martone, R.O., requesting a Special Exception approval in order to maintain a customary home occupation for a home tailoring business "Maria the Dressmaker" as an accessory to the residence per Section 177-49 for a period of one (1) year per plans on file. **R-10 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Foley. The Board made its decision to grant the petition with the following conditions:

- 1. This permission is granted for a period of one (1) year.
- 2. The hours of operation shall be:
 - Monday Friday 9:00 a.m. 3:00 p.m. by appointment only
- 3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
- 4. Parking is adequate and properly located.
- 5. No business signage is permitted.
- 6. This home occupation is harmony with the neighborhood and will not hinder nor discourage the residential use or character of the adjacent residential properties and will not affect traffic.

VOTE: 5-0 Voting in favor were Commissioners: Foley, Smilowitz, Grise, Dimatteo (seated for Sandisky) and Doyle (seated for Neville) Opposed-0

Petition unanimously approved.



#03-17 <u>153-155 Abbotsford Avenue</u> – Petition of Y. Rosado, R.O. requesting a variance to Section 177-6(E) Standards for Multi-Family Residence Districts and 177-20, Obstructions in Yards. Requesting a 25'-8" variance to the 29'-4" side yard setback requirement for the construction of a two-story addition on the north side of the property with egress stairs on both the north and south sides of the proposed addition per plans on file.

RM-3R Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Alternate Doyle. In reaching its decision, the Board found the following conditions to exist:

- 1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- 2. Variance request is minor and will not adversely impact neighboring properties.
- 3. The setback requirements of the RM-3R zone coupled with the position of the home on the lot make the expansion of the home to the rear impossible without a variance.

VOTE: 5-0; Voting in favor were Commissioners: Foley, Smilowitz, Grise, Dimatteo (seated for Sandisky) and Doyle (seated for Neville) Opposed-0

Petition unanimously approved.

- Approval of minutes of the regular meetings held Wednesday, September 21, 2016 and December 21, 2016. **Postponed.**
 - Approval of minutes of the regular meeting held Wednesday, January 18, 2017. (Motion to approve by Doyle; Second by Foley. DiMatteo seated for Sadinsky. Doyle seated for Neville. Smilowitz not seated.) **Minutes approved 4-0.**
 - Election of ZBA Officers for 2017. **Postponed.**
 - ZBA Annual Report. (Motion to approve by Foley; Second by Grise. DiMatteo seated for Sadinsky. Doyle seated for Neville.) **Unanimously approved 5-0**.
 - Adjournment. Motion to adjourn. (Motion/Grise; Second/Foley; DiMatteo seated for Sadinsky. Doyle seated for Neville.) Unanimously approved 5-0. Meeting adjourned at 7:25 PM.